



Order Filed on July 11, 2024
by Clerk
U.S. Bankruptcy Court
District of New Jersey

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

Caption in Compliance with D.N.J. LBR 9004-2©

VIRGINIA E. FORTUNATO, L.L.C.
One Kinderkamack Road
Hackensack, New Jersey 07601
201-673-5777

Virginia E. Fortunato, Esq.
Attorney for Debtor, Sonya McMillan

In Re:

SONYA McMILLAN,

Debtor.

Case No. 19-17063/VFP


Chapter: 13

Judge: Vincent F. Papalia

CONSENT ORDER AGREEING MORTGAGE IS CURRENT THROUGH MAY, 2024

The relief set forth on the following pages numbered two (2) through two (2) is hereby
ORDERED.

DATED: July 11, 2024



Honorable Vincent F. Papalia
United States Bankruptcy Judge

Page: 2
Debtors: Sonya McMillan
Case No.: 19-17063/VFP - Chapter 13
Caption: Consent Order Agreeing Mortgage is Current Through May, 2024

THIS MATTER having come before the Court on the Trustee's Notice of Final Cure and the Mortgagee having filed a Response thereto, and both the Debtor, by and through Counsel, Virginia E. Fortunato, Esq., appearing, and the Mortgagee, by and through Counsel, Pluese, Becker, Saltzman & Thomas, LLC, Robert Saltzman, Esq. Appearing, deeming further clarification of the record to be helpful, and the Court having considered the matter and good cause having been show,

IT IS HEREBY,

ORDERED, that the subject mortgage loan account shall be and the same hereby is determined to be current through payment due May, 2024.

WE HEREBY CONSENT TO THE FOREGOING TERMS

VIRGINIA E. FORTUNATO, L.L.C.

By: /s/ Virginia E. Fortunato
Virginia E. Fortunato, Esq.
Attorney for Debtor

Dated: July 1, 2024

PULSE, BECKER & SALTZMAN, LLC

By: /s/ Rob Saltzman
Rob Saltzman, Esq.
Attorney for Secured Creditor,
Barclays Mortgage Trust 2021-NPLI
Mortgage-Backed Securities,
Series 2021-NPL1
By U.S. Bank National Association,
as Indenture Trustee
c/o Gregory Funding LLC
P.O. Box 2030579
Tigard, Oregon 97128-0579

Dated: July 1, 2024

In re:
Sonya McMillan
Debtor

Case No. 19-17063-VFP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Jul 12, 2024

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 14, 2024:

Recip ID	Recipient Name and Address
db	Sonya McMillan, 5 Jefferson St, Apt 3, Clifton, NJ 07014-1593

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 14, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 12, 2024 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor Ditech Financial LLC dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Marie-Ann Greenberg	magecf@magtrustee.com
Marie-Ann Greenberg	on behalf of Trustee Marie-Ann Greenberg magecf@magtrustee.com
Nicholas V. Rogers	on behalf of Creditor DITECH FINANCIAL LLC nj.bkecf@fedphe.com
Robert P. Saltzman	on behalf of Creditor Barclays Mortgage Trust 2021-NPL1 Mortgage-Backed Securities, Series 2021-NPL1, by U.S. Bank National Association, as Indenture Trustee dnj@pbslaw.org
Shauna M Deluca	on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing sdeluca@hasbanilight.com hllawpc@gmail.com
Sindi Mncina	on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing smncina@raslg.com
Steven P. Kelly	on behalf of Creditor The Bank of New York Mellon et., al skelly@sterneisenberg.com, bkcecf@sterneisenberg.com

District/off: 0312-2

User: admin

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Date Rcvd: Jul 12, 2024

Form ID: pdf903

Total Noticed: 1

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

Virginia E. Fortunato

on behalf of Debtor Sonya McMillan njbankruptcy911@gmail.com
bankruptcynotices2011@gmail.com;fortunatovr82014@notify.bestcase.com

TOTAL: 10